

Local Market Update – June 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	9	- 30.8%	63	57	- 9.5%
Closed Sales	14	12	- 14.3%	59	48	- 18.6%
Median Sales Price*	\$437,500	\$427,750	- 2.2%	\$449,000	\$450,000	+ 0.2%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	41	37	- 9.8%	32	36	+ 12.5%
Percent of Original List Price Received*	102.5%	99.3%	- 3.1%	102.3%	98.7%	- 3.5%
New Listings	17	18	+ 5.9%	78	78	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

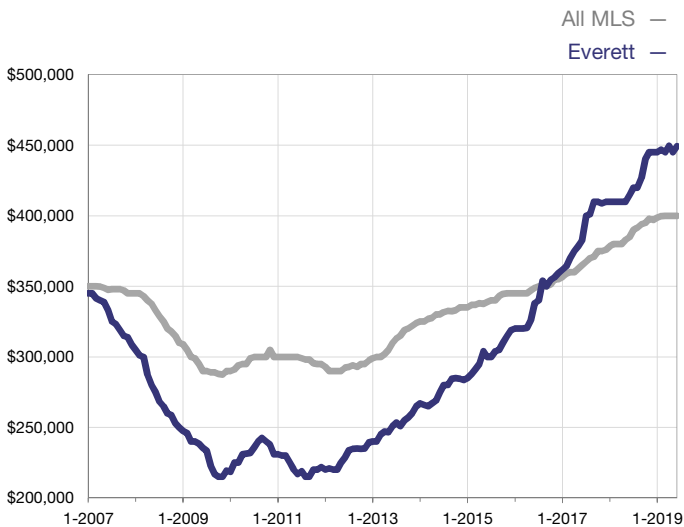
Condominium Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	18	+ 125.0%	39	51	+ 30.8%
Closed Sales	8	6	- 25.0%	35	29	- 17.1%
Median Sales Price*	\$361,500	\$466,750	+ 29.1%	\$363,000	\$412,000	+ 13.5%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	31	39	+ 25.8%
Percent of Original List Price Received*	101.2%	99.0%	- 2.2%	100.5%	97.8%	- 2.7%
New Listings	9	13	+ 44.4%	51	62	+ 21.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

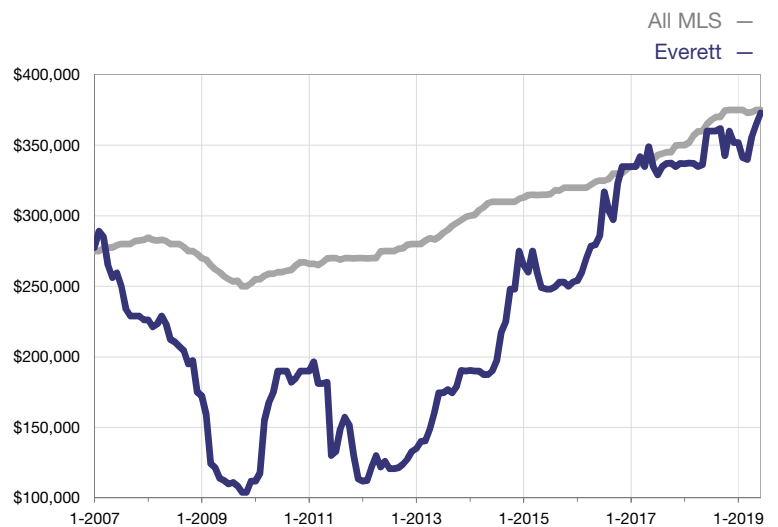
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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